

**AMENDED AGENDA: INCLUDES ADDENDUM ITEMS.**

CITY COUNCIL  
CITY OF WICHITA  
KANSAS

City Council Meeting

City Hall

December 18, 2001, 9:00 A.M.

455 North Main

**ORDER OF BUSINESS**

- Call to Order
  - Invocation – Rev. Thomas Olmsted, Bishop, Catholic Chancery Office
  - Pledge of Allegiance
  - Approve the minutes of the previous meeting
- 

**AWARDS AND PRESENTATIONS**

- Wichita Promise – Youth Service Awards
  - Lattner Foundation Award Presentation
  - Proclamations
- 

**NEW BUSINESS**

1. Letter of Intent for Industrial Revenue Bonds – Cessna Citation Service Center Project. (District V)

Cessna Aircraft Company is requesting approval of a Letter of Intent to issue Airport Special Facilities Revenue Bonds in an approximate amount of \$60 million. Bond proceeds will be used for development of an Aircraft Service Center to be constructed at its Mid-Continent Airport site.

RECOMMENDED ACTION: Approve Letter of Intent.

2. Letter of Intent for Industrial Revenue Bonds – Old Town Center, LLC. (District VI)

Old Town Center, L.L.C., requests approval of a Letter of Intent to issue Industrial Revenue Refunding Bonds in an approximate amount of \$2.85 million.

RECOMMENDED ACTION: Approve Letter of Intent, subject to standard Letter of Intent Conditions.

3. [Letter of Intent for Industrial Revenue Bonds – FlightSafety International.](#) (District V)

FlightSafety International requests issuance of a Letter of Intent for Industrial Revenue Bonds in an amount not to exceed \$32.5 million. Bond proceeds will be used to acquire and install flight simulators and related equipment at the FlightSafety International Training Center.

RECOMMENDED ACTION: Approve Letter of Intent and property tax abatement, subject to Standard Letter of Intent conditions.

4. [Tax Exemption Request – Weaver Manufacturing, Inc.](#) (District I)

Weaver Manufacturing, Inc., requests approval of an Economic Development Tax Exemption on new equipment in conjunction with an expansion project.

RECOMMENDED ACTION: Close public hearing; approve first reading of Ordinance.

5. [Tax Exemption Request – Benecor, Inc.](#) (District II)

Benecor, Inc., requests approval of an Economic Development Tax Exemption on new manufacturing equipment in conjunction with an expansion project.

RECOMMENDED ACTION: Close public hearing; approve first reading of Ordinance.

6. [Tax Exemption Request – Evcon Industries, Inc.](#) District IV)

Evcon Industries, Inc., requests approval of an Economic Development Tax Exemption on new manufacturing equipment in conjunction with an expansion project.

RECOMMENDED ACTION: Close public hearing; approve first reading of Ordinance.

7. [Tax Exemption Request – Perfekta, Inc.](#) (District VI)

Perfekta, Inc., requests approval of an Economic Development Tax Exemption on new manufacturing equipment in conjunction with an expansion project.

RECOMMENDED ACTION: Close public hearing; approve first reading of Ordinance.

8. [Petition to Construct a Waterline along 127<sup>th</sup> Street East, South of Harry.](#) (District II)

Signatures on the Petition represent 5 of 19 (26.3 percent) resident owners and 92.5 percent of the improvement district area.

RECOMMENDED ACTION: Approve Petition; adopt Resolution.

9. [Allocation of Special Liquor Tax Funds.](#)

On November 6, 2001, the City Council authorized initiation of Request for Proposals for detoxification services. The Special Liquor Tax Coalition recommends selection of funding for Parallax.

RECOMMENDED ACTION: Approve funding; authorize contracts and necessary signatures.

10. [Proposed Water and Sewer Rate Adjustments - 2002.](#)

A combination of plant equity, fees, and outside-City rates are proposed to fund the operating and capital programs of the Water and Sewer Utilities.

RECOMMENDED ACTION: Approve recommended rate adjustments and issuance of Temporary Notes.

11. [Wichita Hyatt Regency Hotel Management Agreement.](#)

A Management Agreement and Transition Agreement for direct management of the Hyatt Regency Hotel are proposed to assure high-quality hotel operation and management.

RECOMMENDED ACTION: Approve Agreements; authorize necessary actions and signatures.

12. [Contract with Wichita Downtown Development Corporation \(WDDC\).](#)

The proposed Contract for Downtown Development Services with the WDDC provides for payments of SSMID assessment revenues to the WDDC.

RECOMMENDED ACTION: Approve Contract; authorize necessary signatures.

(7:00 p.m.)

13. [A01-15 – Public Hearing – Annexation of Eligible Properties Generally Located North of 21<sup>st</sup> Street North, and East and West of Hoover.](#) (District V)

The City Council adopted a Resolution setting the public hearing for 7:00 p.m., December 18, 2001, at the Sedgwick County Extension Office, 7001 West 21<sup>st</sup> Street North.

RECOMMENDED ACTION: Approve the annexation and first reading of the Ordinance.

---

CITY COUNCIL AGENDA

14. Approval of Travel Expenses for Mayor Knight to Ft. Myers, FL., January 17-19, 2002, to Attend NLC Officers Meeting.

RECOMMENDED ACTION: Approve expenditures.

15. [Appointment](#) of Municipal Court Judges.

RECOMMENDED ACTION: Make the appointments.

16. [Grants](#) Review Committee Appointments.

RECOMMENDED ACTION: Make the appointments

17. [Appointment](#) of Naming Committee.

RECOMMENDED ACTION: Make the appointment.

18. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

---

CONSENT AGENDA

19. Report of the Board of Bids and Contracts Dated December 17, 2001.

RECOMMENDED ACTION: Receive and file report; approve Contracts;  
authorize necessary signatures.

20. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption off Premises)</u>
Greg Johnson	Whatta Stop	1203 East Pawnee

(Item 20 continued)

<u>New Establishment</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Eugene J. Pelz	Siesta Steak & Lounge*	15130 West HWY 54

\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

21. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

22. Preliminary Estimates:

- a) Improving and widening Maple from 135th Street West to 119th Street West - north of Kellogg, 135th West to 119th West. (87 N-0195-01/472-83262/706817/201283) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$3,709,046.65
- b) 2002 utility cut repair of streets, driveways and sidewalks - north of 47th Street South, east of 135th Street West. (472-83443/132035/) Traffic to be maintained during construction using flagpersons and barricades. (Districts I, II, III, IV, V and VI) - \$1,200,000.00
- c) 2001 contract maintenance residential street repairs - north of 47th Street South, east of 135th Street West. (472-83447/706809/132710/405274) Traffic to be maintained during construction using flagpersons and barricades. (Districts I, II, III, IV, V and VI) - \$68,000.00
- d) Rocky Glen from the south line of Lot 49, Block 6 Rocky Creek Addition to the south line of Tallowood. A sidewalk shall be constructed on the west side of Rocky Glen from the south line of Lot 49, Block 6, Rocky Creek Addition to the south line of Tallowood, to serve Rocky Creek and Rocky Creek Second Additions - north of Central, east of Greenwich. (472-83431/765701/490812) Does not affect existing traffic. (District II) - \$118,000.00
- e) Onewood, from the west line of the plat, east of the west line of 135th Street West, and on Dogleg from the south line of Onewood, south to the south line of the plat; Onewood Court, from the south line of Onewood, south to and including the cul-de-sac and on Onewood Court, from the south line of Onewood, south to and including the cul-de-sac; sidewalk constructed along one side of Onewood from the west line of the Plat, east to the west line of 135th Street West to serve Auburn Hills 13th Addition - south of Maple, west of 135th Street West. (472-83417/765694/490805) Does not affect existing traffic. (District V) - \$646,000.00
- f) Decel lane and left turn lane in Woodlawn from 37th Street North to Brookview to serve Whispering Brook Commercial Second Addition - west of Woodlawn, south of 37th Street North. (472-83329/765690/490801) Traffic to be carried through construction. (District I) - \$322,000.00
- g) Decel lane and left turn lane in 37th Street North from the northwest corner of Lot 4, Block 1, Whispering Brook Commercial Second Addition to Woodlawn to serve Whispering Brook Commercial Second Addition - south of 37th Street North, west of Woodlawn. (472-83330/765706/) Traffic to be carried through construction. (District I) - \$77,700.00

(Item 22 continued)

- h) Improving 21st Street North from Hillside to Oliver - east of Hillside at 21st Street North. (87 N-0200-01-01/472-83368/706823/201289) Traffic to be maintained during construction using flagpersons and barricades. (District I) - \$1,649,909.80
- i) (Amended) Lateral 138, Main 4, Sanitary Sewer No. 23 to serve Jones Park Addition - north of 33rd Street North, east of Arkansas. (468-83048/743819/480-507). Traffic to be maintained during construction using flagpersons and barricades. (District VI). Total Estimated Cost- \$19,440.00.
- j) (Amended) Fairview, from the north line of 32nd Street North to the south line of 33rd Street North to serve Gibbons Gardens and Jones Park Additions - north of 29th Street North, east of Arkansas. (472-83150/765608/490-719). Traffic to be maintained during construction using flagpersons and barricades. (District VI). Total Estimated Cost - \$124,670.00.
- k) (Amended) Left Turn Lane and Accel/Decel Lane at Woodlawn, south of 37th Street North. (472-83131/765663/490-774). Traffic to be maintained during construction using flagpersons and barricades. (District I). Total Estimated Cost - \$429,600.00.
- l) (Amended) Killenwood, from the east line of Greenwich to the west line of Reserve B to serve Killenwood Pointe Addition - south of 13th Street North, east of Greenwich Road. (472-83257/765652/490-763). Traffic to be maintained during construction using flagpersons and barricades. (District II). Total Estimated Cost - \$93,843.30.
- m) (Amended) Storm Water Sewer No. 544 to serve Auburn Hills 12th Addition - south of Maple, west of 135th Street West. (468-83180/751291/485-182). Traffic to be maintained during construction using flagpersons and barricades. (District V). Total Estimated Cost - \$350,200.00.
- n) (Amended) Water distribution system to serve Ascension Lutheran Church - south of Maple, west of 119th Street West. (448-89619/735029/470-669). Traffic to be maintained during construction using flagpersons and barricades. (District V). Total Estimated Cost - \$7,600.00.

RECOMMENDED ACTION: Approve and file.

23. Deeds and Easements:

- a) Utility Easement dated November 29, 2001 from The Crew, a Kansas General Partnership for tracts of land in Lots 3 and 4, Woodland Heights 2nd Addition, Wichita, Kansas (Private Project, OCA #607861). No cost to City
- b) Dedication of Utility Easement dated December 6<sup>th</sup>, 2001, from Lemon Tree Enterprises, LLC., for land located in the northwest ¼ of section 18, township 27 south, range 1 east within property described by deed as recorded on film 2053, pages 2059 and 2060 in the Sedgwick County Register of Deeds Office.
- c) Utility Easement from the City of Wichita, Kansas, a Municipal Corporation, for a tract of land in the Northeast Quarter of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas (Maple - 119th to 135th, OCA #706986). No cost to City.

RECOMMENDED ACTION: Accept documents.

23A. Statements of Cost:

- a) Improving Lateral 3, Main 3, Northwest Interceptor Sewer to serve The Lochs at Aberdeen 3rd and Evangel Assembly of God Additions (north of 21st Street North, east of 119th Street West). Total Cost - \$160,254.27 (plus idle fund interest - \$8,528.73, plus temporary note interest - \$0.00). Financing to be issued at this time - \$168,783.00. (743870/468-83219/480-558).
- b) Improving Lateral 463, Southwest Interceptor Sewer to serve Angel Fire Addition (north of 47th Street South, west of Meridian). Total Cost - \$120,384.82 (plus idle fund interest - \$5,458.56, plus temporary note interest - \$1,162.62). Financing to be issued at this time - \$127,006.00. (743863/468-83182/480-551).
- c) Improving Lateral 301, Four Mile Creek Sewer to serve Cedar View 2nd Addition (north of Lincoln, east of Greenwich Road). Total Cost - \$62,713.92 (plus idle fund interest - \$2,160.02, plus temporary note interest - \$930.06). Financing to be issued at this time - \$65,804.00. (743866/468-83223/480-554).
- d) Improving Lateral 7, Main 2, Cowskin Interceptor Sewer to serve Auburn Hills 11th Addition (north of Kellogg, east of 151st Street West). Total Cost - \$33,165.02 (plus idle fund interest - \$1,576.98, plus temporary note interest - \$0.00). Financing to be issued at this time - \$34,742.00. (743879/468-83296/480-567).
- e) Improving Lateral 4, Main 3, Northwest Interceptor Sewer to serve West Ridge Estates Addition (south of 29th Street North, east of 119th Street West). Total Cost - \$129,442.28 (plus idle fund interest - \$2,750.72, plus temporary note interest - \$0.00). Financing to be issued at this time - \$132,193.00. (743880/468-83103/480-568).
- f) Improving Lateral 303, Four Mile Creek Sewer to serve Shoal Creek Addition (south of Central, west of 143rd Street East). Total Cost - \$240,766.79 (plus idle fund interest - \$14,508.21, plus temporary note interest - \$0.00). Financing to be issued at this time - \$255,275.00. (743865/468-83233/480-553).
- g) Improving Lateral 22, Main 13, War Industries Sewer to serve One Kellogg Place 2nd Addition (south of Kellogg, east of Greenwich Road). Total Cost - \$240,486.23 (plus idle fund interest - \$11,497.77, plus temporary note interest - \$0.00). Financing to be issued at this time - \$251,984.00. (743871/468-83234/480-559).
- h) Improving Water Distribution System to serve property on either side of Hydraulic from 57th Street South to 63rd Street South (south of 55th Street South, east and west of Hydraulic). Total Cost - \$828,519.41 (less idle fund interest - \$15,473.16, plus temporary note interest - \$34,850.75). Financing to be issued at this time - \$847,897.00. (734944/448-89423/470-614).
- i) Improving Water Distribution System to serve Regency Park Addition (south of 29th Street North, west of Greenwich Road). Total Cost - \$29,837.07 (plus idle fund interest - \$703.07, plus temporary note interest - \$645.86). Financing to be issued at this time - \$31,186.00. (735006/448-89542/470-676).
- j) Improving Water Distribution System to serve Tara Falls and Tara Falls 2nd Additions (south of Harry, east of Greenwich Road). Total Cost - \$40,120.39 (plus idle fund interest - \$2,160.61, plus temporary note interest - \$0.00). Financing to be issued at this time - \$42,281.00. (735012/448-89565/470-682).
- k) Improving Water Distribution System to serve Newmarket Square Addition (north of 21st Street North, west of Maize Road). Total Cost - \$82,192.91 (plus idle fund interest - \$2,698.77, plus temporary note interest - \$1,679.32). Financing to be issued at this time - \$86,571.00. (734997/448-89525/470-667).

- l) Improving Water Distribution System to serve Ascension Lutheran Church 2nd Addition (south of Maple, west of 119th Street West). Total Cost - \$7,600.00 (plus idle fund interest - \$162.00, plus temporary note interest - \$0.00). Financing to be issued at this time - \$7,762.00. (735029/448-89619/470-669).
- m) Improving Water Distribution System to serve Woodlake 2nd Addition (north of Maple, east of Sheridan). Total Cost - \$84,744.50 (plus idle fund interest - \$875.28, plus temporary note interest - \$3,200.22). Financing to be issued at this time - \$88,820.00. (734971/448-89474/470-641).
- n) Improving Water Distribution System to serve Shelly's Orchard Addition (north of Pawnee, east of Maize Road). Total Cost - \$56,367.88 (plus idle fund interest - \$3,007.12, plus temporary note interest - \$0.00). Financing to be issued at this time - \$59,375.00. (735011/448-89549/470-681).
- o) Improving Water Distribution System to serve Angel Fire Addition (north of 47th Street South, east of West Street). Total Cost - \$54,666.23 (plus idle fund interest - \$1,831.69, plus temporary note interest - \$775.08). Financing to be issued at this time - \$57,273.00. (734998/448-89517/470-668).
- p) Improving Storm Water Sewer No. 544 to serve Auburn Hills 12th Addition (south of Maple, west of 135th Street West). Total Cost - \$346,333.05 (plus idle fund interest - \$16,723.31, plus temporary note interest - \$1,937.64). Financing to be issued at this time - \$364,994.00. (751291/472-83180/485-182).
- q) Improving Storm Water Drain No. 155 to serve Zoo Business Park Addition (north of 21st Street North, east of Hoover). Total Cost - \$66,796.33 (plus idle fund interest - \$3,037.97, plus temporary note interest - \$516.70). Financing to be issued at this time - \$70,351.00. (751289/468-83163/485-180).
- r) Improving Storm Water Drain No. 163 to serve YMCA South Addition (north of MacArthur, west of Meridian). Total Cost - \$112,325.12 (plus idle fund interest - \$5,192.88, plus temporary note interest - \$0.00). Financing to be issued at this time - \$117,518.00. (751298/468-83234/485-189).
- s) Improving Storm Water Drain No. 162 to serve Savannah Place Addition (south of Maple, west of Tyler Road). Total Cost - \$47,920.38 (plus idle fund interest - \$2,513.62, plus temporary note interest - \$0.00). Financing to be issued at this time - \$50,434.00. (751296/468-83232/485-187).
- t) Improving Storm Water Sewer No. 195 to serve K. T. Wiedmann Business Park Addition (south of Kellogg, west of Greenwich Road). Total Cost - \$135,173.37 (plus idle fund interest - \$13,198.63, plus temporary note interest - \$0.00). Financing to be issued at this time - \$148,372.00. (751283/468-80969/485-174).
- u) Improving Water Distribution System to serve Sawmill Creek Addition (north of 45th Street North, east of Rock Road). Total Cost - \$55,061.66 (plus idle fund interest - \$2,634.64, plus temporary note interest - \$516.70). Financing to be issued at this time - \$58,213.00. (734995/448-89511/470-665).
- v) Improving Water Distribution System to serve Caldwell Equipment Addition (south of Highway K-42, west of Ridge Road). Total Cost - \$11,118.19 (plus idle fund interest - \$300.43, plus temporary note interest - \$258.38). Financing to be issued at this time \$11,677.00. (734989/448-89054/470-659).
- w) Improving Water Distribution System to serve Cessna, C.E.C.U. Additions and Unplatted Tracts (south of Highway K-42, east of Ridge Road). Total Cost - \$192,672.42 (plus idle fund interest - \$1,466.77, plus temporary note interest - \$6,831.81). Financing to be issued at this time - \$200,971.00. (734985/448-89487/470-655).
- x) Improving Lateral 305, Four Mile Creek Sewer to serve Tara Falls Addition (south of Harry, east of Greenwich Road). Total Cost - \$74,686.97 (plus idle fund interest - \$4,201.03, plus temporary note interest - \$0.00). Financing to be issued at this time - \$78,888.00. (743869/468-83244/480-557).



- y) Improving Lateral 6, Main 2, Cowskin Interceptor Sewer to serve Auburn Hills 12th Addition (south of Maple, west of 135th Street West). Total Cost - \$214,600.72 (plus idle fund interest - \$5,555.16, plus temporary note interest - \$5,167.12). Financing to be issued at this time - \$225,323.00. (743859/468-83178/480-547).
- z) Improving Lateral 302, Four Mile Creek Sewer to serve Metro East Baptist Church and Shoal Creek Additions (south of Central, west of 143rd Street East). Total Cost - \$63,612.28 (plus idle fund interest - \$3,769.72, plus temporary note interest - \$0.00). Financing to be issued at this time - \$67,382.00. (743864/468-83224/480-552).
- aa) Improving Lateral 66, Main 9, Sanitary Sewer No. 23 to serve Whispering Brook Commercial 2nd Addition (south of 37th Street North, west of Woodlawn). Total Cost - \$32,435.83 (plus idle fund interest - \$1,645.17, plus temporary note interest - \$0.00). Financing to be issued at this time - \$34,081.00. (743876/468-83220/480-564).
- bb) Improving Lateral 39, District A, Sanitary Sewer No. 21 to serve Woodlake 2nd Addition (north of Douglas, east of Sheridan). Total Cost - \$156,079.21 (plus idle fund interest - \$600.78, plus temporary note interest - \$6,313.01). Financing to be issued at this time - \$162,993.00. (743841/468-83112/480-529).
- cc) Improving Lateral 1, Main 11, Sanitary Sewer No. 23 to serve Sawmill Creek Addition (north of 45th Street North, east of Rock Road). Total Cost - \$201,474.56 (plus idle fund interest - \$7,849.72, plus temporary note interest - \$2,712.72). Financing to be issued at this time - \$212,037.00. (743861/468-83170/480-549).
- dd) Improving Water Distribution System to serve Sawmill Creek Addition (north of 45th Street North, east of Rock Road). Total Cost - \$111,927.73 (plus idle fund interest - \$5,910.41, plus temporary note interest - \$645.86). Financing to be issued at this time - \$118,484.00. (734996/448-89509/470-666).
- ee) Improving Water Distribution System to serve Brush Creek 3rd Addition (south of 37th Street North, east of Woodlawn). Total Cost - \$50,041.13 (plus idle fund interest - \$1,149.95, plus temporary note interest - \$1,110.92). Financing to be issued at this time - \$52,302.00. (735003/448-89531/470-673).
- ff) Improving Water Distribution System to serve Ridge Port Addition (north of 29th Street North, east of Ridge Road). Total Cost - \$65,166.54 (plus idle fund interest - \$3,056.76, plus temporary note interest - \$516.70). Financing to be issued at this time - \$68,740.00. (735005/448-89266/470-675).
- gg) Improving Water Distribution System to serve Ellson Court Addition (south of Central, east of Greenwich Road). Total Cost - \$15,201.42 (plus idle fund interest - \$964.58, plus temporary note interest - \$0.00). Financing to be issued at this time - \$16,166.00. (735008/448-89540/470-678).
- hh) Improving Water Distribution System to serve Willow Place, Sawmill Creek and 45 Rock Road Industrial Park Additions (along 45th Street North, east of Rock Road). Total Cost - \$134,812.28 (plus idle fund interest - \$3,264.78, plus temporary note interest - \$3,306.94). Financing to be issued at this time - \$141,384.00. (734992/448-89493/470-662).
- ii) Improving Water Distribution System to serve Shoal Creek Addition (south of Central, west of 143rd Street East). Total Cost - \$78,047.29 (plus idle fund interest - \$3,229.01, plus temporary note interest - \$516.70). Financing to be issued at this time - \$81,793.00. (735001/448-89522/470-671).

RECOMMENDED ACTION: Approve and file.

24. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

25. Report on Claims Allowed November, 2001:

<u>Name of Claimant</u>	<u>Amount</u>
Bray, Chris and Tracy	\$2,000.00**
Flentie, Wendy M.	\$309.23
Freund, Wilmer	\$95.00
Griffith, Kristie	\$778.42
Gruver, Debbie K.	\$65.61**
Hayes, Yolanda Mia	\$300.00**
Lester, Virginia	\$0.00
Lopez, Gilberto	\$224.40
Maxwell, Martha	\$225.00**
Nguyen, Thuy	\$82.85
Rodriguez, Charles	\$566.67**
Ryan, Ellen	\$397.13
Schauner, Bernice B.	\$201.66**
Twin Oaks Owners Association	\$1,889.00
Tye, Randy	\$341.08
Vu, Hung D.	\$179.00
West, Aaron/Leslie's Poolmart	\$2,012.71**
TOTAL	\$9,667.76

RECOMMENDED ACTION: Receive and file.

26. Agreements/Contracts:

- a) [Respread](#) assessments – Pine Meadow and Pine Meadow Second Additions, south of 13<sup>th</sup> Street North, east of Greenwich Road. (District II)
- b) [Cheney](#) Watershed staff enhancement.
- c) [Sanitary](#) Sewer Master Plan – supplemental.
- d) [Lincoln](#) Park irrigation system. (District I)
- e) [Supplemental](#) – legal services – Water Department Sales Tax.
- f) [Supplemental](#) – construction engineering and staking for Remington Place Addition – east of Webb, south of 21<sup>st</sup> Street. (District II)
- g) [Supplemental](#) – construction engineering and staking for West Ridge Estates – south of 29<sup>th</sup> Street North, east of 119<sup>th</sup> Street West. (District V)
- h) [Settlement](#) and release – Gilbert & Mosley – Wichita Eagle and Beacon Publishing Company.

(Item 26 continued)

- i) This Item left blank intentionally – Item previously approved by Council.
- j) [Legal](#) consulting services – energy utilities.
- k) [Legal](#) consulting services – civil rights and personal injury cases.
- l) [Professional](#) services supplemental – electrical rate.

(Addendum)

- m. Contract with Allen Gibbs and Houlik, L.C.

(Addendum)

- n. Interlocal Agreement – Health Service.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

27. Design Services Agreements:

- a) [Supplemental](#) – intersection of Central and Ridge Road. (District V)
- b) [Section](#) 8 office reconfiguration.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

(Addendum)

- 27A. Anti-Litter Marketing Agency.

RECOMMENDED ACTION: Approve second phase, Contract and necessary signatures.

28. Budget Adjustments:

- a) [Health](#) Department.
- b) [Office](#) of Property Management.
- c) [Wichita](#) Transit.
- d) [Fleet](#) Maintenance.
- e) [Law](#) Department – Tort funds.
- f) [North](#) Branch Library.

(Addendum)

- g) Park and Recreation Budget Adjustment.

(Addendum)

h) Budget Adjustment – Old Town Cinema Project.

RECOMMENDED ACTION: Approve transfer of funds.

29. [K-96/Hillside C&D Landfill – Engineering Services.](#) (District I)

RECOMMENDED ACTION: Approve Agreement; authorize budget transfer and necessary signatures.

30. [Kellogg Fencing – Poplar to Chautauqua.](#) (District I)

RECOMMENDED ACTION: Approve project; authorize budget adjustments.

31. [Bike Path along Zoo Boulevard from Central to Westdale and Pedestrian Bridge Over the Big Ditch at Zoo Boulevard.](#) (Districts V and VI)

RECOMMENDED ACTION: Approve projects and Agreements; adopt Resolutions; authorize necessary signatures.

32. [City Hall Tunnel Security Modifications.](#)

RECOMMENDED ACTION: Approve project; authorize transfer of funds.

33. [Installation of Water Main in Woodrow from Friar Lane to 39<sup>th</sup> Street North.](#)

RECOMMENDED ACTION: Authorize CIP transfer of funds.

34. [Public Exigency Project – Hess Pump Station Motor Replacements.](#)

RECOMMENDED ACTION: Affirm public exigency approval and modification of CIP; adopt Resolution.

35. [Reconstruction and/or Rehabilitation of Sanitary Sewers.](#)

RECOMMENDED ACTION: Approve 2002 project expenditure; adopt Resolution.

36. [Replacement of Existing Sanitary Sewer System in Planeview.](#) (District III)

RECOMMENDED ACTION: Approve 2002 project expenditure; adopt Resolution.

37. [Water Mains for Future Development.](#)

RECOMMENDED ACTION: Approve 2002 project expenditure;  
adopt Resolution.

38. Property Acquisition - 1651 East 13<sup>th</sup> Street. (District I)

RECOMMENDED ACTION: Approve budgets and Contracts; authorize  
necessary signatures.

39. Property Disposition – 11211 East Kellogg. (District II)

RECOMMENDED ACTION: Approve sale and Contracts; authorize  
necessary signatures.

40. [Repair or Removal of Dangerous and Unsafe Structures.](#)

	<u>Address</u>	<u>District</u>
1.	2223 East Shadybrook	I
2.	131 West 26 <sup>th</sup> North	VI
3.	1438 South Main	I

RECOMMENDED ACTION: Adopt Resolution (s) setting the Public Hearing on February 5, 2002, at 9:30 a.m., or soon thereafter.

41. [Park Facilities Renovation.](#)

RECOMMENDED ACTION: Approve project; adopt Resolution.

42. [Park Playground Equipment Matching Program.](#)

RECOMMENDED ACTION: Adopt Resolution.

43. [Swimming Pool Improvements.](#)

RECOMMENDED ACTION: Authorize initiation of project; adopt Resolution.

44. [North Industrial Corridor Boundary Amendment.](#)

(Addendum)

44A. [IRB Purchase Option – Chaucer Estates, LLC.](#)

RECOMMENDED ACTION: Approve amendment; adopt Resolution.

45. [Resolutions:](#)

- a) [Forest](#) Ridge Estates zoning change.
- b) [2001](#) Boundary Resolution

RECOMMENDED ACTION: Adopt Resolutions.

46. [Second Reading Ordinances:](#) (First read December 11, 2001)

- a) Charter Ordinance Amendments - pawnbrokers, secondhand dealers, and precious metal dealers.

A Charter Ordinance exempting the City of Wichita, Kansas, from the provisions of K.S.A. 16-706; 16-707; 16-708; 16-709; 16-710; 16-711; 16-712; 16-713; 16-714; 16-715; 16-716; 16-717; 16-718; and 16-721 and Amendments thereto and providing substitute and additional provisions on the same

subject relating to pawnbrokers and pawn-broking businesses; secondhand dealers and precious metal dealers, providing for licensing thereof, prohibiting certain acts and declaring violations thereof to be a crime; and repealing the originals of Charter Ordinance No's. 134 and 141.

(Item 46 continued)

- b) Charter Ordinance - Police and Fire Retirement System Organize Reorganization and Revisions to re-implement Economic Growth and Tax Relief Reconciliation Action 2001 (EGTRRA) Provisions.

#### CHARTER ORDINANCE

An Charter Ordinance of the City of Wichita, Kansas, amending Charter Ordinances No. 131, No. 161, No. 176, No. 180 and No. 184, related to the Police and Fire Retirement System of the City of Wichita and repealing the originals of said Charter Ordinances.

- c) Industrial Revenue Bonds – Bombardier Learjet. (District V)

An Ordinance authorizing the City of Wichita, Kansas, to issue its Taxable Industrial Revenue Bonds in the aggregate principal amount not to exceed \$21,6000,000 for the purpose of providing funds to purchase, acquire, construct and equip improvements and additions to certain existing facilities located in the City of Wichita, Kansas; prescribing the form and authorizing execution of a Fifth Supplemental Trust Indenture by and between the City and Intrust Bank, N.A., Wichita, Kansas, as Trustee with respect to the Bonds; prescribing the form and authorizing the execution of a Fifth Supplemental Lease Agreement by and between Learjet Inc. and the City; approving the form of a Guaranty Agreement; and authorizing the execution of a Bond Purchase Agreement by and between the City and Learjet Inc., as purchaser of the bonds.

- d) Establishing Redevelopment District Tax Increment Financing for Old Town Cinema II Project. (District VI)

An Ordinance of the City of Wichita removing property from the Old Town Cinema Redevelopment District.

- e) Industrial Revenue Bonds – Cessna Aircraft Company. (Districts III and V)

An Ordinance authorizing the City of Wichita, Kansas, to issue its Taxable Industrial Revenue Bonds, Series XIII, 2001 (Cessna Aircraft Company), in the aggregate principal amount of not to exceed \$105,000,000 for the purpose of purchasing, acquiring, constructing and installing an Industrial and Commercial Facility; authorizing execution of an Eleventh Supplemental Trust Indenture by and between the City and Intrust Bank, N.A., Wichita, Kansas, as Trustee with respect to the Series XIII, 20001 Bonds; authorizing the City to lease said project to Cessna Aircraft Company; authorizing the execution of an Eleventh Supplemental Lease by and between the City and Cessna Aircraft Company; authorizing the execution of a Bond Purchase Agreement by and between the City and Cessna Aircraft Company, as purchaser of the Bonds; and authorizing execution of a Bill of Sale.

- f) Industrial Revenue Bonds – Cambridge Suites Hotel Expansion. (District I)

An Ordinance of the City of Wichita, Kansas, authorizing the issuance of \$1,421,000 aggregate principal amount of taxable Industrial Revenue Bonds, Series IV, 2001, (Cambridge Suites Project) for the purpose of providing funds to acquire, construct and equip an expansion to an existing commercial facility; prescribing the form and authorizing execution of a Trust Indenture by and between the City and Central Bank and Trust Co., Wichita, Kansas, N.A., as Trustee with respect to the Bonds; prescribing the form and authorizing the execution of a Lease Agreement by and between the City and Wichita Residence, a General Partnership; approving the form of Guaranty Agreement between Wichita Residence, a General

Partnership, as Guarantor and Central Bank and Trust Co., Wichita, Kansas, as Trustee; approving the form of individual limited Guaranty Agreement between Jack P. Deboer, as individual limited guarantor

(Item 46f continued)

and Central Bank and Trust Co., Wichita, Kansas, as Trustee; authorizing the execution of a Bond Placement Agreement by and among the City of Wichita, Kansas, Wichita Residence, a General Partnership, Wichita, Kansas and Central Bank and Trust Co., as purchaser of the Bonds.

g) Industrial Revenue bonds – The Coleman Company, Inc. (District I)

An Ordinance authorizing the City of Wichita, Kansas, to issue its Taxable Industrial Revenue Bonds, Series XIV, 2001 (The Coleman Company, Inc.) in the aggregate principal amount of not to exceed \$12,200,000.00 for the purpose of providing funds to purchase, acquire, construct and equip improvements and additions to certain existing facilities located in the City of Maize, Kansas and the City of Wichita, Kansas; prescribing the form and authorizing execution of an Eighth Supplemental Trust Indenture by and between the City and BNY Trust Company of Missouri, as Trustee, with respect to the Bonds; prescribing the form and authorizing execution of an Eighth Supplemental Lease Agreement by and between the City and The Coleman Company, Inc; approving the form of a Guaranty Agreement; authorizing the execution of a Bond Purchase Agreement by and between the City, and the Coleman Company, Inc., as purchaser of the Bonds.

h) Industrial Revenue Bonds – Hall's Culligan Water. (District II)

An Ordinance of the City of Wichita, Kansas, authorizing the issuance of not to exceed \$3,700,000 Aggregate Principal Amount of Taxable Industrial Revenue Bonds, Series XI, 2001, (CRH Limited Company for the purpose of providing funds to purchase, acquire, construct and equip a commercial and manufacturing facility; prescribing the form and authorizing execution of a Trust Indenture by and between the City and Intrust Bank, N.A., as Trustee with respect to the Bonds; prescribing the form and authorizing the execution of a Lease Agreement by and between the City and CRH Limited Company; approving the form of a Guaranty Agreement; approving the sublease of the project to Wichita Water Conditioning, Inc; authorizing the execution of a Bond Placement Agreement by and between the City, CRH Limited Company, Wichita Water Conditioning, Inc and Intrust Bank, N.A., as purchaser of the Bonds.

i) Central and Hillside Redevelopment Project Plan. (Districts I and II)

An Ordinance adopting a Redevelopment Project Plan for the Central and Hillside Redevelopment District.

j) Hillside improvement – Kellogg to Central. (Districts I and II)

An Ordinance declaring Hillside, from Kellogg to Central, 472-83453, to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

k) Membership qualifications for the Alternative Correctional Housing Advisory Board.

An Ordinance amending Section 2.12.1150 of the Code of the City of Wichita, Kansas, pertaining to qualifications for members of the Alternative Correctional Housing Advisory Board, and repealing the original thereof.



(Item 46 continued)

- l) Deferred Compensation Plan Ordinance Revisions to implement Economic Growth and Tax Relief Reconciliation Act of 2001 (EGTRRA) Provisions.

An Ordinance amending Sections 2.30.101, 2.30.110 and 2.30.170 of the Code of the City of Wichita, Kansas, pertaining to the Voluntary Deferred Compensation Plan and repealing the original of said Sections.

- m) Wichita Employees' Retirement System Ordinance Revisions to implement Economic Growth and Tax Relief Reconciliation Act of 2001 (EGTRRA) Provisions.

An Ordinance amending Section 2.28.100 and creating Sections 2.28.400, 2.28.410, 2.28.420 and 2.28.430 of the Code of the City of Wichita, Kansas, pertaining to certain provisions of the Economic Growth and Tax Relief Reconciliation Act of 2001 ("EGTRRA") as it relates to the Wichita Employee's Retirement System.

- n) Telecommunications Franchise – Adelphia Business Solutions.

An Ordinance granting to Adelphia Business Solutions, its successors and assigns, a franchise and the right to construct, operate, maintain and extend a Telecommunication System in the City of Wichita, Kansas, prescribing the terms of said Grant and relating thereto.

- o) Appropriating the 2002 budget; ratifying the payment of all claims against the 2001 budget.

An Ordinance appropriating the amounts set up in each fund in the budget; providing for the payment of all claims and charges against the accounts provided for therein; and approving and ratifying the payment of all claims against all accounts.

- p) Creation of Department of Environmental Health and Technical Changes to all Ordinances Referencing the Current Structure.

An Ordinance amending Sections 7.22.010, 7.22.020, 7.22.030, 7.22.050, 7.22.080, 7.22.090, 7.22.110 and 7.22.120 of the Code of the City of Wichita, Kansas, pertaining to food establishments and repealing the originals of said sections.

- q) Modification of enforcement powers for food establishments.

An Ordinance amending Sections 2.08.120 and 2.08.190 of the Code of the City of Wichita, Kansas, pertaining to the creation and the organization of City Departments and repealing the originals of said Sections.

- r) Sidewalks.

1. An Ordinance making a special assessment to pay for the improvement of and providing a tax levy for the cost of construction of sidewalks in the City of Wichita, Kansas. (Project 72550)
- 2) An Ordinance making a special assessment to pay for the improvement of and providing a tax levy for the cost of construction of sidewalks in the City of Wichita, Kansas. (Project 72551)

(Item 46 continued)

- s) ZON2001-00024 - southeast corner of K-96 and 21st Street North. (District II)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00024

- t) ZON2001-00060 – north of West 29th Street North, West of North Fairview – 344 West 29th North. (District VI)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00060

- u) ZON2001-00063 – Southeast corner of Navajo and Bluff. (District III)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00063

- v) ZON2001-0064 – northwest corner of Harry and Broadway. (District I)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00064

- w) ZON2001-00065 – southwest of Meridian/47th Street South Intersection. (District IV)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00065

- x) HPC2001-00118 – Wichita Register of Historic Places Landmark Designation for Riverview Apartments at 404-408 West Back Bay Boulevard. (District VI)

An Ordinance designating as a historic landmark certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010 and Section 2.12.1018, as amended.

- y) A01-20 – Annex Land ½ Mile West of Intersection of 37th Street North and Woodlawn. (District I)

An Ordinance including and incorporating certain blocks, parcels, pieces, and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto. A01-20

- z) DR2001-14 – Street name change from Killenwood to Pine Meadow, and Killenwood Courts to Pine Meadow Court – South of 13th Street North, East of Greenwich. (District II)

An Ordinance changing the street name of Killenwood and Killenwood Court to Pine Meadow and Pine Meadow Court, adjacent to Lots 1 through 22, Killenwood Pointe Addition, generally located south of 13th Street North, east of Greenwich.

(Item 46 continued)

aa) DR2001-15 – Adjustments to filing fees for development applications.

An Ordinance amending Sections 2.26.010, 2.26.020 and 2.26.030 of the Code of the City of Wichita, Kansas, pertaining to fees and charges for Planning and Zoning Applications and Proceedings, and repealing the original sections.

RECOMMENDED ACTION: Adopt Ordinances.

47. First Reading Ordinance - 2002 Position Classification.

RECOMMENDED ACTION: Approve first reading of Ordinances.

---

### PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

\*48. S/D 98-79 – Plat of Neville West Addition, Northeast Corner of 167<sup>th</sup> Street West and Kellogg. (District V)

RECOMMENDED ACTION: Approve documents, Plat, and first reading of SCZ-0785 Ordinance; authorize necessary signatures; adopt Resolutions.

\*49. SUB2001-83 – Plat of Wireman Acres Addition, North of K-96, West of Hillside. (District I)

RECOMMENDED ACTION: Approve document and Plat; authorize necessary signatures.

\*50. SUB2001-87 – Plat of Beeline Addition, Northeast Corner of Madison and 47<sup>th</sup> Street South. (District III)

RECOMMENDED ACTION: Approve document and Plat; authorize necessary signatures.

\*51. SUB2001-115 – Plat of Wichita Stockyards Addition, East of Broadway, on the South Side of 21<sup>st</sup> Street North. (District VI)

RECOMMENDED ACTION: Approve document and Plat; authorize necessary signatures.

52. [Zoning](#) for Property Zoned Limited Industrial, Generally Located between Second and Third Streets, and between Rock Island Avenue and the BNSF Railroad Tracks. (District VI)

RECOMMENDED ACTION: Direct public hearing on proper zoning for proposed Old Town Theater/Entertainment District.

53. [DR01-13](#) – Amendments to the Comprehensive Plan.

RECOMMENDED ACTION: Direct preparation of an Ordinance as recommended by MAPC;  
OR  
Direct preparation of an Ordinance as recommended by Staff.

---

#### AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.  
\*Consent Items.

54. [Assignment](#) of Lease Agreement - Koch Industries, Inc.

RECOMMENDED ACTION: Approve Assignment of Lease; authorize necessary signatures.

55. [Schedule](#) of Fees and Charges – Aircraft Use at Mid-Continent Airport.

RECOMMENDED ACTION: Approve schedule of fees;  
adopt Resolution.

56. [Consultant](#) Selection – Airport Master Plan Update (Mid-Continent and Jabara Airports), Passenger Terminal Building, Parking, and Entrance Road Improvements.

RECOMMENDED ACTION: Approve selection of consultant; authorize negotiation of contracts and necessary signatures.

57. [Letter](#) of Intent for Industrial Revenue Bonds – FlightSafety International. (District V)

FlightSafety is requesting issuance of a Letter of Intent for Special Airport Facilities Revenue Bonds in an amount not to exceed \$2.5 million. (This request to the Airport Authority is in conjunction with the FlightSafety International New Business Item, and fulfills requirements of the published public notices.)

RECOMMENDED ACTION: Approve Letter of Intent and property tax abatement.

58. Letter of Intent for Industrial Revenue Bonds – Cessna Citation Service Center Project. (District V)

(This Item is in conjunction with the Cessna Citation Service Center request on the New Business Agenda. The New Business Item Agenda Report addresses this Item and fulfills requirements of published public notice.)

RECOMMENDED ACTION: Approve Letter of Intent.

Adjournment

\*\*\*\*\*